

**IMPACT OF NEIGHBOURHOOD FACILITIES TOWARDS LOCATIONAL  
DECISION AND RESIDENTIAL PROPERTY VALUE**

**NAJIHAH BINTI HJ. MOHD DLAN**

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research**



**PTTA UTHM**  
**PERPUSTAKAAN TUNKU TUN AMINAH**  
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## DEDICATION

This research is especially dedicated to my supervisor,

**PROF. MADYA DR. ROZILAH BINTI KASIM**

Thanks for patience, continuous guidance and support

To my beloved husband,

**SYED FARIZ BIN SYED ADNAN**

Thanks for help, sacrifice and support in this research

To both of my parents,

my mother, **HJH. ARIFAH BINTI ABDUL SAMAD** and my late father,

**HJ. MOHD DLAN BIN HJ. KASIM**

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To my lovely daughter,

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Thanks for your understanding

To my beloved friends,

Thanks for everything

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## ABSTRACT

Each type of property has its own attributes that imposed significant impact to the property value and buying decisions. From the past studies the attribute which could gave impact to the location decisions and property value were social, physical, economic and environment. In this study, researcher examined the impact of the neighbourhood facilities towards the locational decisions of the potential buyers and residential property value in case study area. The research objectives of this study were to identify the existing pattern and layout of neighbourhood facilities attributes in case study area as well as to ascertain the classification of neighbourhood facilities attributes follow the current existing pattern and layout in case study area. Besides, this study aimed investigated the significant of the identified neighbourhood facilities attributes influencing value of the residential properties in case study area and investigate the significant of the identified neighbourhood facilities attributes influencing the locational decisions in case study area. The researcher adopted mixed method approach and data collection method was mainly based on the relevant documents such as Kajang Municipal Council and Sepang Municipal Council Local Plans as well as the document review from NAPIC, interview and observation in the case study area. The method analysis was done by using Thematic Analysis, Mann Whitney U Test Analysis and Trend Analysis. The findings indicate the area of study was divided into 16 sections and the neighbourhood facilities' attributes were further categorized as "institutional and community facilities", "open space and recreationconveniences" and "accessibility." The general finding of this study reveal that there are significant relationship between some of neighbourhood facilities such as shopping complexes, schools, sport accomodation, highway accessibility and worship centers towards location decisions as well as values of the residential properties in Bandar Baru Bangi.

## ABSTRAK

Setiap jenis harta tanah mempunyai ciri-ciri tersendiri yang memberi impak kepada hubungan dengan nilai harta tanah dan keputusan untuk membeli. Daripada kajian lepas, antara ciri yang memberi kesan kepada keputusan pemilihan lokasi dan nilai sesuatu harta tanah adalah sosial, fizikal, ekonomi dan persekitaran. Dalam kajian ini, penyelidik mengkaji kesan kemudahan kejuruan terhadap keputusan pemilihan lokasi oleh pembeli yang berpotensi dan nilai harta tanah kediaman di kawasan kajian kes. Objektif penyelidikan kajian ini adalah untuk mengenalpasti corak dan susun atur yang sedia ada bagi ciri-ciri kemudahan kejuruan di kawasan kajian kes dan juga untuk memastikan klasifikasi ciri-ciri kemudahan kejuruan mengikut corak dan susun atur di kawasan kajian kes. Selain itu, kajian ini bertujuan untuk menyiasat kemungkinan ciri-ciri kemudahan kejuruan mempunyai hubungan dalam mempengaruhi nilai harta tanah kediaman dan keputusan pemilihan lokasi. Pengkaji menggunakan kedua-dua pendekatan kualitatif dan kuantitatif serta kaedah utama pengumpulan data berdasarkan dokumen seperti Rancangan Tempatan Majlis Perbandaran Kajang dan Majlis Perbandaran Sepang dan juga dokumen daripada NAPIC, temubual dan pemerhatian di kawasan kajian kes. Analisis ini dilakukan dengan menggunakan '*Thematic Analysis*,' '*Mann Whitney U Test Analysis*' dan Analisis Trend. Dapatan kajian menunjukkan kawasan kajian telah dibahagikan kepada 16 bahagian dan ciri-ciri kemudahan kejuruan dikategorikan sebagai "kemudahan institusi dan masyarakat", "kemudahan kawasan lapang dan rekreasi" dan "kebolehsampaian". Dapatan umum kajian ini mendapati terdapat hubungan yang saling berkaitan antara ciri-ciri kemudahan kejuruan seperti pusat membeli-belah, sekolah, kemudahan sukan, lebuh raya dan rumah ibadat terhadap keputusan pemilihan lokasi serta nilai harta tanah kediaman di Bandar Baru Bangi.

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## LIST OF SYMBOLS AND ABBREVIATIONS

KPI	-	Key Performance Index
NKRAs	-	National Key Result Areas
BBB	-	Bandar Baru Bangi
NAPIC	-	National Property Information Centre
KLIA	-	Kuala Lumpur International Airport
USPAP	-	Uniform Standards of Professional Appraisal Practice
CBD	-	Central Business District
IFMA	-	International Facilities Management Association
JKR	-	Jabatan Kerja Raya
PKNS	-	Perbadanan Kemajuan Negeri Selangor (Selangor State Development Corporation)
MPOB	-	Malaysian Palm Oil Board
NFA	-	Neighbourhood Facilities Attributes
N	-	Number
P	-	Value
Z	-	Z-Score Conversion



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## CHAPTER 1

### INTRODUCTION

#### 1.1. Background of research



According to (Ring & Boykin, 2003), a neighbourhood, in its most general description is a bounded area wherein certain land use activities are attracted and retained by sets of linkage in which the latter serve as some sort of glue that hold a neighbourhood together. Linkages may essentially exist between the home, shopping malls, schools, social and religious centres and workplace which render them a crucial form of facility much needed in the world of globalization. Citizens of the world are bound to need all kinds of access that they could obtain to many necessities such as shelters, education, recreational activities, religious independence, transportations and other things that may bequeath upon them daily fulfilment. According to PLANS Study Strategy Report (2003), the aforementioned facilities are truly essential elements in any given neighbourhood, along with other conveniences such as water and sewerage, surface water drainage, highways and transportation accessibility, networks of energy distribution, telecommunication, among others.

Power (2004) defines a neighbourhood as a delineated area within physical boundaries where people identify their home and where they live out and organise their private lives. An important societal element, a neighbourhood must feature various amenities encompassing social and economic aspects of one's live in order to satisfy the needs and wants of local communities.

Further describing the definition of a neighbourhood, Power (2004) visualizes it as that of an onion, in which it is divided into 3 fundamental layers. The innermost layer represents the neighbours and safety. The middle layer (or outer core) denotes a neighbourhood's environment and primary facilities and the outermost layer extent all that have been prescribed in the outer layer towards that of adjacent neighbourhoods, city centre, workplaces, friends or relatives and leisurely services. Kasim (2011) emphasized the idea that a neighbourhood be viewed as a particular local community consisting of a variety of social networks such as social support and activities related to the community and the engagement the people share among themselves, rendering it a relatively powerful social component.

Nevertheless, the value of residential properties could also be swayed by other attributes apart from the neighbourhood, as a number of studies have collectively come to agree upon the fact that some aforesaid attributes such as accessibility to workplace, transportation, amenities, structural characteristics, neighbourhood and environmental quality would impact positively or negatively the kind of price for a particular property that would be introduced in the market (Muth, 1969; Ridker & Henning, 1967; Stegman, 1969; Kain & Quilgley, 1970; Evans, 1973; Lerman, 1979; So et al., 1997).

Such facilities may also impact the kind of locational decision that a property purchaser would make. Fujita (1989) believes that accessibility, space and environmental amenities are some of the variables being critically considered when making location-related choices. It is fairly crucial to note as to why these variables are being put into consideration when it comes to purchasing a property based upon locational decisions. For instance, residents may be even keener to seek neighbourhood that is equipped with the facility related to accessibility as it would be save to travel and allow them to enjoy their daily activities at different but reachable locations (Hurtubia, Gallay & Bierlaire, 2010)

Neighbourhood facilities are seen as reliable indicators that determine the value of residential property. The value of such property is influenced by the kind of quality that neighbourhood services have to offer and how they effectively meet the needs of local communities (by giving them a seemingly liveable living, for instance). Henceforth, it may be a worthwhile effort to review how such facilities become factors

that could determine the value of a residential property for future reference. Such an effort may also involve refocusing the role of facilities beyond their conventional functionality towards an interest that is more community-based to ensure viability.

On another note, there were some determinants may impose some effect on locational decisions being made, which render the process even more complex (Rymarzak & Sieminska, 2012). Levy and K.C. (2011) claim that school location seems to have played a key role in making locational decision related to residential property. On the contrary, both accessibility and community facilities are among the factors that contribute to the making of location-related decision (Aliyu, 2012). Collectively, school location, accessibility and community facilities are attributes of neighbourhood amenities. Therefore, the present study wishes to focus on the potential impact of attributes of neighbourhood facility on the value of property as well as location-related choices being made upon it.

## **1.2 Statement of the research problem**

There has been various studies been carried out to measure the impact of residential property value and locational decision especially in foreign country. In Taipei, Taiwan the relationship of neighbourhood characteristic that include environmental quality, convenience of life and sport and leisure facilities was examine towards house value (Chang and Lin, 2012). The result shows there is significant between neighbourhood characteristic and value of residential property. Lee (2010) in Musa and Yusoff (2015) in his study emphasize that there is significant effects on impact of leisure and sport properties in Taiwan. In Singapore according to Dapaah and Lan (2010), emphasized that shopping centers have significant relationship with neighbouring residential properties. It supported by (Tse and Love, 2000) where there are also positive value relationship between residential properties and shopping centers in Hong Kong.

For determining property value in Malaysia (Klang Valley) according to Tan (2010), the value of residential property is affected by neighbourhood, structural and location attribute. This study embarked on gated –guarded landscape compound neighbourhood and freehold neighbourhood could impact the property value in Klang

Valley in Malaysia. This study focused on gated –guarded concept and freehold neighbourhood under neighbourhood concept and not major focuses on impact of neighbourhood facilities attribute.

While for locational decision Musa and Yusoff (2015), emphasize that among the significant factors that influence the decision of the buyer in locational decision is neighbourhood characteristic itself. Neighbourhood characteristic in this study include the neighbourhood facilities such as schools, playground, hospitals, health centers, police station, parks and recreational facilities, sporting facilities, shopping centers, community services and other environmental consideration. While Hong (2010), identified there are significant relationship between property value and locational attribute. Location attribute is locational decision made by people according to need and wants such as the distance to the workplace, retailing outlets, hospital and public transport station. From all these needs show that household want their home located near to the workplace, medical and transport facilities. While, in Singapore needed of shopping centers impact the location choice by household because it provides convenience to household in close to it by savings in travel time (Dapaah and Lan (2010). Locational decisions that include accessibility and proximity indirectly also influence value of house Basu and Thibodea (1998) in Dapaah and Lan (2010).

Hong (2010), stated the study of the impact neighbourhood qualities that include neighbourhood facilities on residential value less in Malaysia. It is normally conducted in developed countries. It is proven that there has been limited numbers of study regarding the influence of neighbourhood facilities towards the locational decision and the value of residential property in the context of residential property in Malaysia. Moreover, Mohit, Ibrahim and Rashid (2010) emphasized neighbourhood facilities very less satisfied by residents compare to other components in Kuala Lumpur. This statement indirectly shows that research on neighbourhood facilities attribute has less attention in the context of Malaysia. Previous researches often only consider the general part of neighbourhood in determining impact of neighbourhood facilities towards locational decision and property value or focusing other factors in determining the locational decision and property value. Additionally, much of the attention has been largely devoted to the analysis of factors determining the value of residential property

and locational decision apart from neighbourhood facilities. Apart from all the factors determining the value of property that have been discussed in past research in foreign context, several other factors that play some contributory role include population, inflation, governmental policy, production cost, physical factors, structural upgrading and utilized materials, age and condition of repair, neighbourhood site, tenancy, types of ownership, accommodation and the size of house (Millington, 1975; Chin, 2006; Hamid, 2003). Therefore, this research intends to find the impact that currently exists between neighbourhood facilities towards locational decision and property value in Malaysia.

### **1.3 Research aim**

The study is conducted with an aim to examine the impact of the neighbourhood facilities attributes upon locational decisions and values of residential property in Bandar Baru Bangi, Malaysia.

### **1.4 Research question**

- a) What is the existing pattern and layout of the neighbourhood facilities attributes in case study area?
- b) How does the classification of neighbourhood facilities attributes follow the existing pattern and layout in case study area?
- c) How do the identified neighbourhood facilities attributes influence value of the residential properties in case study area?
- d) How do the identified neighbourhood facilities attributes influence the locational decisions in case study area?

## 1.5 Research objectives

The objectives of the study are:

- a) To identify the existing pattern and layout of neighbourhood facilities attributes in case study area.
- b) To ascertain the classification of neighbourhood facilities attributes follow the current existing pattern and layout in case study area.
- c) To investigate the significant of the identified neighbourhood facilities attributes influencing value of the residential properties in case study area.
- d) To investigate the significant of the identified neighbourhood facilities attributes influencing the locational decisions in case study area.

## 1.6 Research hypothesis

Hypothesis 1

$H_1$ : There is significant influence of higher learning institution towards value of the residential properties in case study area

$H_0$ : There is no significant influence of higher learning institution towards value of the residential properties in case study area

Hypothesis 2

$H_1$ : There is significant influence of worship centres towards value of the residential properties in case study area

$H_0$ : There is no significant influence of worship centres towards value of the residential properties in case study area

Hypothesis 3

$H_1$ : There is significant influence of shopping complex towards value of the residential properties in case study area

$H_0$  : There is no significant influence of shopping complex towards value of the residential properties in case study area

#### Hypothesis 4

$H_1$  : There is significant influence of community hall towards value of the residential properties in case study area

$H_0$  : There is no significant influence of community hall towards value of the residential properties in case study area

#### Hypothesis 5

$H_1$  : There is significant influence of school towards value of the residential properties in case study area

$H_0$  : There is no significant influence of school towards value of the residential properties in case study area

#### Hypothesis 6

$H_1$  : There is significant influence of bank towards value of the residential properties in case study area

$H_0$  : There is no significant influence of bank towards value of the residential properties in case study area

#### Hypothesis 7

$H_1$  : There is significant influence of highway accessibility towards value of the residential properties in case study area

$H_0$  : There is no significant influence of highway accessibility towards value of the residential properties in case study area

#### Hypothesis 8

$H_1$  : There is significant influence of public transportation towards value of the residential properties in case study area





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